

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13840  
 MEPA Analyst Holly Johnson  
 Phone: 617-626-1023

# ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Cavossa Park		
Street: Wareham Street		
Municipality: Middleboro	Watershed: Buzzards Bay/Taunton	
Universal Transverse Mercator Coordinates:	Latitude: 41°50'07" Longitude: 70°50'25"	
Estimated commencement date: 12-1-06	Estimated completion date:	
Approximate cost: \$15,000,000	Status of project design: 25% %complete	
Proponent: Cavossa Commercial Park LLC		
Street: 210 Nathan Ellis Highway		
Municipality: East Falmouth	State: MA	Zip Code: 02536
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Rheaume		
Firm/Agency: Prime Engineering, Inc.	Street: 350 Bedford Street	
Municipality: Lakeville	State: MA	Zip Code: 02347
Phone: 508-947-0050	Fax: 508-947-2004	E-mail:

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):  
None

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: Planning Board Approval, local Building Permit, Notice of Intent, local Con-Com/State DEP, State Highway Access Permit, NPDES Stormwater Pollution Prevention Plan, Dept. of Army Programmatic General Permit – Category I (non-reporting).

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	77			
New acres of land altered		27		
Acres of impervious area	0	21	21	
Square feet of new bordering vegetated wetlands alteration		3,770 SF		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	465,000	465,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	42	42	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	3,236	3,236	
Parking spaces	0	1,095	1,095	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	18,500	18,500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	18,500	18,500	
Length of water/sewer mains (in miles)	0	0.41	0.41	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No See Attached Letter

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

- a. The site is a 76.5 acre parcel of undeveloped land located on the northeasterly side of Wareham Street (Route 28) and the southwesterly side of Route 495. The site is located 0.9 miles southerly of the Route 28 and the I-495 interchange and approximately 1 mile north of South Middleboro Center. The site consists of approximately 30 acres of upland and 46.5 acres of wetland.
- b. The Project is a commercial subdivision consisting of approximately 2,100 LF of road typically with a 32 foot width of pavement and a sidewalk. At build-out, the Project will include up to 78,000 SF of office space and approximately 387,000 SF of industrial space.

The existing water distribution system in Wareham Street will be extended within the proposed subdivision roadway. Wastewater from the proposed commercial and industrial uses will be discharged to on-site individual private septic systems. Stormwater from the site will be collected and directed to on-site pretreatment and detention systems prior to its discharge.